

MEMORANDUM

Date: December 22, 2006
To: **CITY OF LAS VEGAS**
PLANNING AND DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

From: Jin Kang

Project: **Spanish Villa** Project No.: 06-618
APN: 162-05-403-001, 002 & 003

Re: Justification Letter for Setback Variance File No.: 5.1

Perkowitz+Ruth Architects, on behalf of Mr. Howard Mann, respectfully request variance approval for a 7.7 acre site located on the North of Sahara Ave. between Spanish Oaks Drive and Richfield Boulevard.

This variance application requests for a 50% reduction of the required setback distance along Spanish Oaks Drive. The proposed 4 story office building which replaces the existing tavern located at the corner of Sahara Ave. and Spanish Oaks Drive encroach 10' into the required setback along Spanish Oaks Drive which is the designated front yard of the site. A request to designate Sahara Ave. to be designated front yard has been denied. Thus, requesting an approval for this variance.

Document13
NB-MEMO (r. 11/2/00)

VAR-18984
02/22/07 PC

Regional Office: 3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 ♦ (702) 892-8500
Corporate Office: 111 West Ocean Boulevard, 21st Floor, Long Beach, CA 90802 ♦ (562) 628-8000